



FOR LEASE

SALEM PLAZA

2228 Rosier Rd, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
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Property Summary



PROPERTY DESCRIPTION

This shopping center has three vacancies remaining. Unit A (1,690 SF) and Unit D is a (988 SF) and Unit E is 1,140 SF of retail space that is primarily wide open inside. Property features a strong mix of tenants, ample parking, and high-visibility signage along a busy feeder road. Leases are modified gross with landlord responsible for the roof (new), exterior of the property and parking lot. Space is ideal for retail, salon, or general office use, the suite offers easy access to Peach Orchard Road, Windsor Spring Road, and is just 10 minutes from Fort Gordon.

LOCATION DESCRIPTION

Located on Rosier Road in South Augusta, this small strip center is located between Peach Orchard Road and Windsor Spring Road. It is just a ten minute drive away from Fort Gordon and other busy thoroughfares such as Bobby Jones Expressway.

OFFERING SUMMARY

Lease Rate:	\$13 - 14.50 SF/yr (MG)
Number of Units:	6
Available SF:	988 - 1,690 SF



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Lease Spaces

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	988 - 1,690 SF	Lease Rate:	\$13 - \$14.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2228 Rosier Rd - A	Available	1,690 SF	Modified Gross	\$13.00 SF/yr
2228 Rosier Rd - B	-	570 SF	Modified Gross	LEASED
2228 Rosier Rd - C	-	570 SF	Modified Gross	LEASED
2228 Rosier Rd - D	Available	988 SF	Modified Gross	\$14.50 SF/yr
2228 Rosier Rd - E	Available	1,140 SF	Modified Gross	\$14.50 SF/yr
2228 Rosier Rd - F	-	2,242 SF	Modified Gross	LEASED

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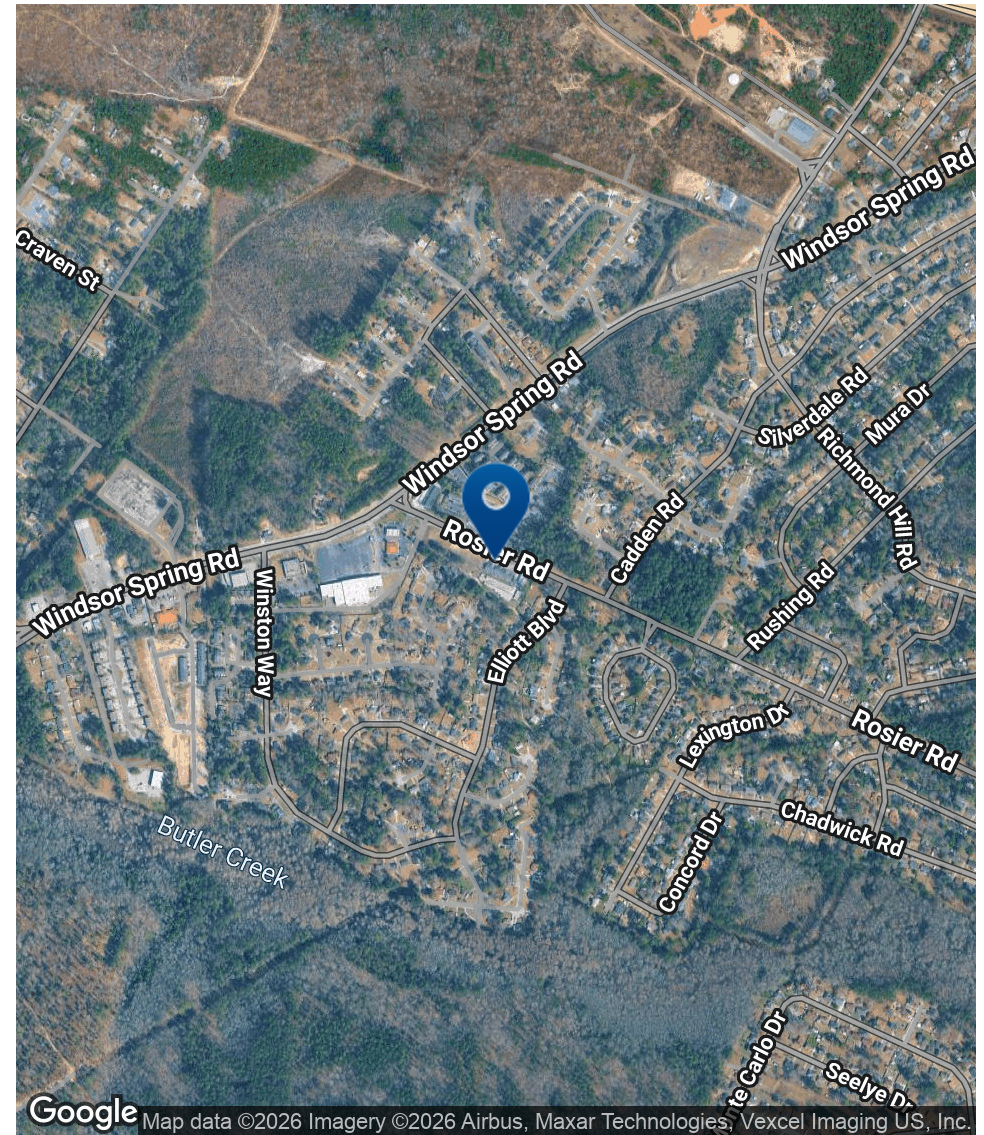
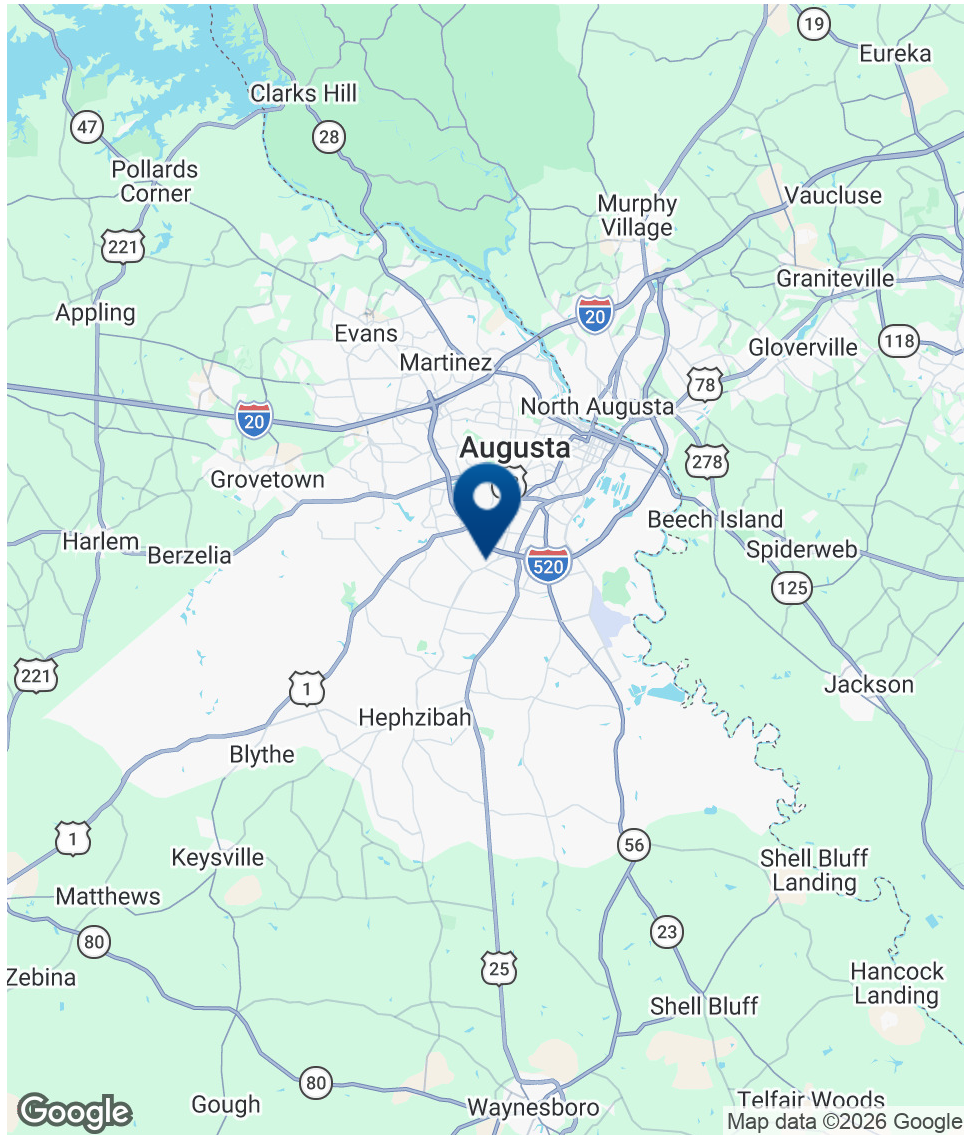
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Location Map



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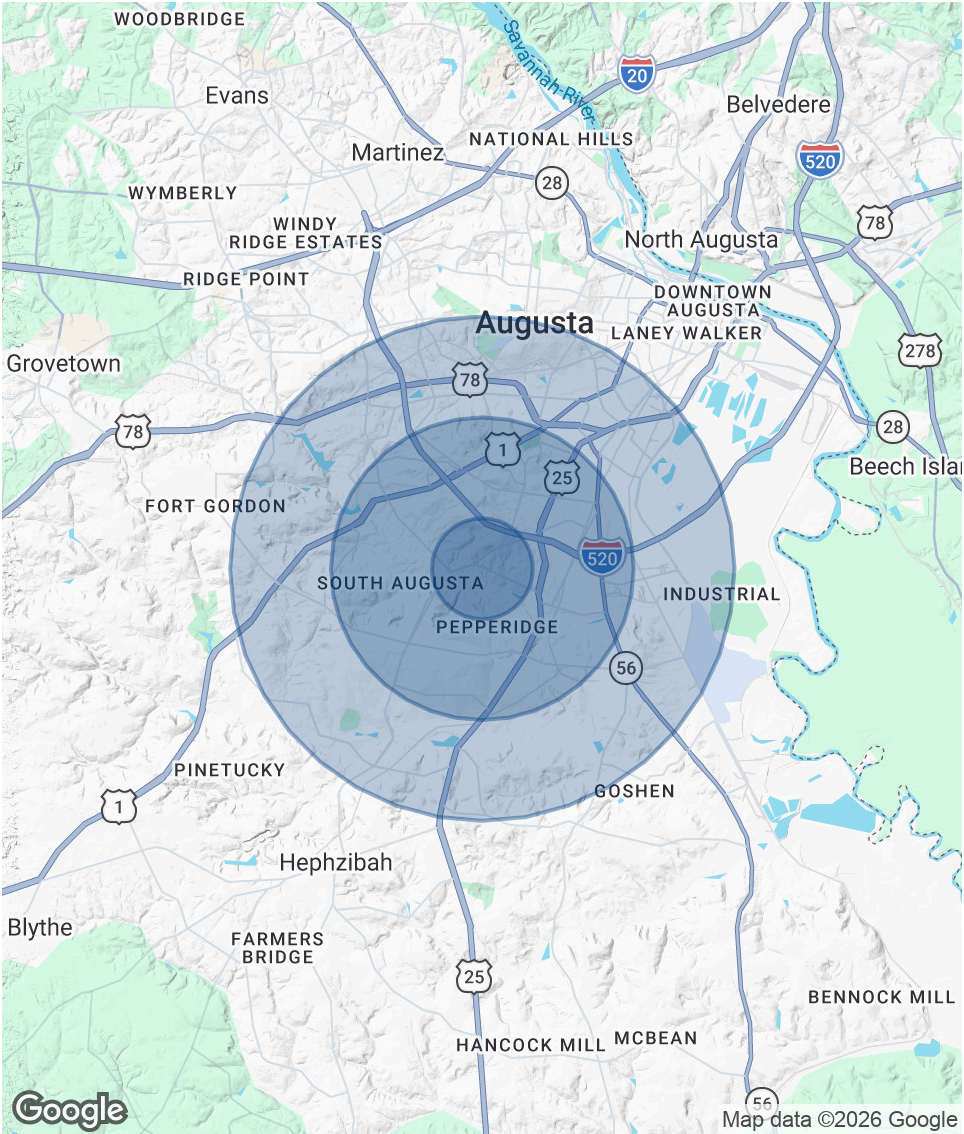
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,089	54,271	98,758
Average Age	40	39	39
Average Age (Male)	37	37	37
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,283	20,317	37,664
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$59,952	\$61,958	\$65,213
Average House Value	\$161,031	\$143,877	\$165,457

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio



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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



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